



FREDERICK COUNTY PLANNING COMMISSION

COMMUNITY DEVELOPMENT DIVISION

FREDERICK COUNTY, MARYLAND

30 North Market Street Frederick, Maryland 21701 (301) 600-1138

FCPC Transmittal Memorandum

TO: Board of County Commissioners
FROM: Frederick County Planning Commission
Through: Eric Soter, Director
DATE: May 11, 2011
RE: Priority 1 Zoning Ordinance Text Amendments (ZT-11-01)

A public hearing was held on April 13th 2011 and continued (for discussion and decision) to May 11, 2011 for the Frederick County Planning Commission (FCPC) to consider the above referenced zoning ordinance text amendment which proposes to amend certain sections of the Frederick County Code.

The amendments are intended to:

- Provide for limited landscape contractor and outdoor sports recreation facility as permitted uses in the Agricultural zoning district
- Amend the approval process for duplex and two-family dwellings, setbacks, concept plan, and maximum footprint requirements within the Village Center zoning district
- Amend Type-II and Type-III Administrative Site Development Plan Review provisions
- Amend Planned Commercial/Industrial Development provisions
- Establish provisions for electronic message signs
- Increase sign square footage allotment for limited roadside stands
- Establish provisions for Commercial Vehicle Storage on Farms

The Planning Commission recommended denial of text amendment ZT-11-01 due to concerns with the proposed changes to the Village Center zoning district, Limited Landscape Contractor provisions, and the bundling of several text amendments in one public hearing package.

Motioned: Floyd, 2nd by Forrence
Vote: 4-2-1-0
For: 4-Forrence, White, Floyd, McClurkin
Against: 2 -Wolfe and Lawrence
Abstain: 1 -Shreve
Absent: 0 -None

In addition to the formal recommendation of denial, the Planning Commission forwarded the following five recommendations for BOCC consideration:

1. The proposed increase in Village Center zoning district maximum footprint should be amended to state that the increase shall not exceed the largest structure in the Village Center zoning district in that area, and if no larger structure exists then the existing provisions shall apply.
2. The proposed Limited Landscape Contractor provisions should consider outdoor storage screening with respect to excessive size and number of equipment.
3. Uses permitted as an accessory to the proposed municipal parks should be limited to prevent restaurants and clothing apparel sales from getting out of hand.
4. A restriction should be added to the proposed provisions for Limited Landscape Contractor to require that chemical storage should be within a structure to prevent the chemicals from breaking down due to exposure to the elements.
5. Electronic message signs should be limited to use by institutional uses only within the A and RC zoning districts.

Motioned: Forrence, 2nd by Floyd
Vote: 6-0-1-0
For: 6 –Forrence, McClurkin, White, Floyd, Wolfe, Lawrence
Against: 0 – None
Abstain: 1 – Shreve
Absent: 0 – None

cc: Barry L. Stanton, County Manager
Sharon Hale, Executive Assistant to County Manager
Joyce Grossnickle, Administrative Officer
File – ZT-11-01